



Land Use and Zoning Meeting Minutes

June 20, 2013

STAFF:	David Radachy
DATE:	June 21, 2013

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:30 p.m.

Attendance was taken by sign-in sheet. The following members were present: Messrs. Constantine, Kenyon, Klco, Terriaco, and Welch. Staff: David Radachy.

No public comments were made.

Mr. Radachy stated that there was one case from Concord Township.

Concord Township District Amendment – 144.7 Acres R-4 to R-2 RCD

Staff stated that this district amendment will rezone 144.7 acres of land from R-4 to R-2 RCD. Staff stated that the development will be called Concord Ridge and it is owned by Tuckstell Investments, LLC. He also stated that Polaris Engineering performed the engineering services on the site.

He went on to state that the proposal was for 115 sublots for the RCD. This was based on a 104 subplot yield plan. He also stated that there is a 123 subplot preliminary plan for Crossroads at Summerwood approved for this site, which was approved in 2005. The preliminary plan is valid for another two years.

Staff showed the location of the site, which is located on Concord-Hambden Road and Winchell Road. It has Summerwood Subdivision to the north and Stanford Springs to the south. Crossroads at Summerwood Phase 1 was located northwest of the site. He showed the 2011 airphoto of the site.

Staff showed the preliminary plan for Crossroads at Summerwood and explained that it was approved for 148 sublots in 2005 and it is currently an approved plan. He showed the differences between it, the yield plan and the RCD Plan. The biggest change was the fact that the yield plan and RCD Plan did not connect back to Concord Hambden Road and there are less lots. The yield plan would have the most negative impact of three plans because it does not connect the two sides together and it does not connect Stanford Springs and Summerwood together.

Staff showed the yield plan next. He stated that there were some issues with sublots 18 and 19 which had wide, but very narrow building envelopes. There should be room to build a home, but it would be difficult to build without impacting the wetlands and the backyards would be all wetlands. Sublot 69 would also be a challenge. It is separated from the rest of the development, it has frontage on Winchell Road only. Sanitary sewer would also be difficult because the Utilities Department normally does not allow laterals in easements.

Staff showed the RCD plan last. He showed how the wetlands were placed into open space. He explained that there is greater amount of open space in the development. He stated that the area in blue was open space, but it did not count towards the percent that determines the density bonus because it was too small. He showed that the wetlands delineation also picked up the detention pond from the Crossroads at Summerwood Phase 1 Subdivision and called it wetlands. He felt that this land should be removed from the area being allowed to determine the density bonus. He also showed that there is an easement for maintenance for the pond in the proposed open space and on subplot 1.

Staff stated that there is a concern about who the third party that would maintain the open space would be. This could be Lake Metroparks, Lake Soil and Water Conservation District, Concord Township, Western Reserve Land Conservancy or a similar group. There is some concern if Concord Township takes it because then it becomes a burden on the entire Township. If Lake Metroparks takes it, it comes off the tax roll. The Committee discussed this issue and discussed that there needs to be strong language what state the open space needs to be maintained.

Staff stated that the district amendment conforms to the comprehensive plan.

Staff recommended approval of the district amendment with the following suggestions:

- Design subplot number 1 to take the local service drainage from Crossroads at Summerwood into consideration.
- Reducing the amount of open space used to determine the bonus by the amount of land in the detention pond of Crossroads at Summerwood Phase 1.
- Staff would recommend that the property owner secure a third party to maintain the open space prior to the subdivision being submitted for final plat approval.

Mr. Klco made a motion recommending approval with staff's recommendations.
Mr. Terriaco seconded the motion.

All voted "Aye".
Motion passed.

Mr. Welch asked for any new business. Staff stated that Perry and Madison Township members were up re-appointment.

Mr. Welch asked for any old business. Staff stated that there was none.

There was no public comment.

Mr. Constantine made a motion to adjourn.
Mr. Klco seconded.
All voted "Aye".
Motion passed.

The meeting adjourned at 6:55 PM.